

Prepared by and return to:

Stacey Miller
Lutz Title and Escrow, LLC
284 Crystal Grove Boulevard
Lutz, FL 33548
(813) 302-1700
File No 1490-2622

Parcel Identification No 18E-17S-10-0180-10140-0100

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 6th day of September, 2023 between JAR RIVERS LLC, a Florida Limited Liability Company, whose post office address is 14422 Shoreside Way, PMB 301, Winter Garden, FL 34787, of the County of Orange, State of Florida, Grantor, to VALILAND LLC, a Florida Limited Liability Company, whose post office address is 9235 Royal Estates Boulevard, Horizon West, FL 32836, of the County of Orange, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Kyle L. Demaris

[Signature]
WITNESS
PRINT NAME: Thalesh R. Samscoondar

JAR RIVERS LLC, a Florida Limited Liability Company

By: [Signature]
Jales Castro, Manager

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 7th day of September, 2023 by Jales Castro, Manager of JAR RIVERS LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]

Signature of Notary Public
Print, Type/Stamp Name of Notary



Thalesh R. Samscoondar
Notary Public
State of Florida
Comm# HH053666
Expires 1/19/2025

Personally known: _____
OR Produced Identification:

Type of Identification Produced: FL Drivers License

EXHIBIT "A"
Property Description

PARCEL 1:

Lot 22, Block 634, CITRUS SPRINGS, UNIT 9, according to the map or plat thereof as recorded in Plat Book 6, Pages 61 through 66, inclusive, Public Records of Citrus County, Florida.

Commonly Known As: 3165 W. Fairbank Drive, Citrus Springs, Florida 34433
PIN: 18E17S100090 06340 0220

PARCEL 2:

Lot 10, Block 1014, CITRUS SPRINGS, UNIT 18, according to the map or plat thereof as recorded in Plat Book 7, Pages 34 through 36, Public Records of Citrus County, Florida.

Commonly Known As: 39 W. Gulstream Place, Citrus Springs, Florida 34434
PIN: 18E17S100180 10140 0100

PARCEL 3:

Lots 61, 62, 63 and 64, Block 70, INVERNESS HIGHLANDS, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 2, Pages 97 through 102, Public Records of Citrus County, Florida.

Commonly Known As: 3227 East Kennedy Street, Inverness, Florida 34453
PIN: 19E19S020020 00700 0610

PARCEL 4:

Lots 1 and 2, Block 229, INVERNESS HIGHLANDS SOUTH, according to the map or plat thereof as recorded in Plat Book 3, Pages 51 through 66, Public Records of Citrus County, Florida.

Commonly Known As: 409 Spruce Street, Inverness, Florida 34452
PIN: 20E19S210020 02290 0010

PARCEL 5:

Lots 1 and 2, Block 261, INVERNESS HIGHLANDS SOUTH, according to the map or plat thereof as recorded in Plat Book 3, Pages 51 through 66, Public Records of Citrus County, Florida.

Commonly Known As: 413 Poppy Lane, Inverness, Florida 34452
PIN: 20E19S210020 02610 0010